

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 23, 2005

ITEM NO. 4

CASE NUMBER/ PROJECT NAME **50-DR-2005**
Montierra Apartments

LOCATION 9850 N 73rd Street

REQUEST Request approval of exterior color change to existing apartment complex.

OWNER	Equity Residential 602-714-0926	ENGINEER	N/A
ARCHITECT/ DESIGNER	N/A	APPLICANT/ COORDINATOR	Monty Petersen Equity Residential 480-355-6448

BACKGROUND **Zoning.**
R-5 (Multiple Family), The apartment complex was originally approved under 105-DR-1996.

Context.
The site is located at the NE corner of Scottsdale Road and Mountain View Road.

Adjacent Uses:

- North: R-5 Existing Hampton Inn Hotel
- South: R1-43 PCD Resort Golf Maintenance Facility
- East: R1-7 PRD single family homes
- West: R-5 Existing Hotel and Existing Condo complex

APPLICANT'S PROPOSAL **Applicant's Request.**
Approval for a color change to an existing apartment complex. Prior to this application the existing complex had never been repainted since its approval and construction in 1996.

The apartment buildings have been painted with two main body colors. The main colors are Toasty SW 6095 and Portabello SW 6102. The building trim has been painted Sand Dollar SW 6099. The iron railings and apartment doors were painted Natchez Moss SW 2223 and the shutters Sundried Tomato SW 2915.

DISCUSSION This application comes before the board due to a Code Compliance violation ordered by the City's Code Enforcement Staff on 3/31/05. The applicant was unaware that City approval was required in order to paint their apartment complex.

Monterey @ Mountain View I and II have notified staff by phone and fax (Attachment #4) of their opposition to the darker colors. Attachment #5 is a letter from a resident within the Monterey@ Mountain View subdivision, which included pictures of the complex prior to painting of the buildings. Staff also received one call from another property owner opposing the new color. The neighbors are concerned that the colors are too dark compared to the existing environment. The homeowners were approached at the time of original DR approval by the developer and informed that the colors of the complex would be soft earth tones specifically selected to be complimentary to the surrounding developments. The residents contend that the new colors are not consistent with the intent of the original approval.

STAFF

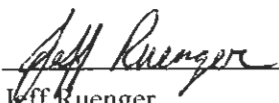
RECOMMENDATION

Staff recommends approval

STAFF CONTACT(S)

Jeff Ruenger
Planner
Phone: 480-312-4208
E-mail: Jruenger@scottsdaleAZ.gov

APPROVED BY


Jeff Ruenger
Report Author



Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Citizen Correspondence: Faxes
5. Citizen Correspondence: Letter with Color Photos of Original Colors



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 5-6-2005

Project No.: 227-PA-2005

Coordinator: _____

Case No.: 50-DR-2005

Project Name: _____

Project Location: _____

Property Details:

☐ Single-Family Residential ☒ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: _____ Proposed Zoning: _____

Number of Buildings: 10 Parcel Size: _____

Gross Floor Area/Total Units: 256 Floor Area Ratio/Density: _____

Parking Required: _____ Parking Provided: _____

Setbacks: N - _____ S - _____ E - _____ W - _____

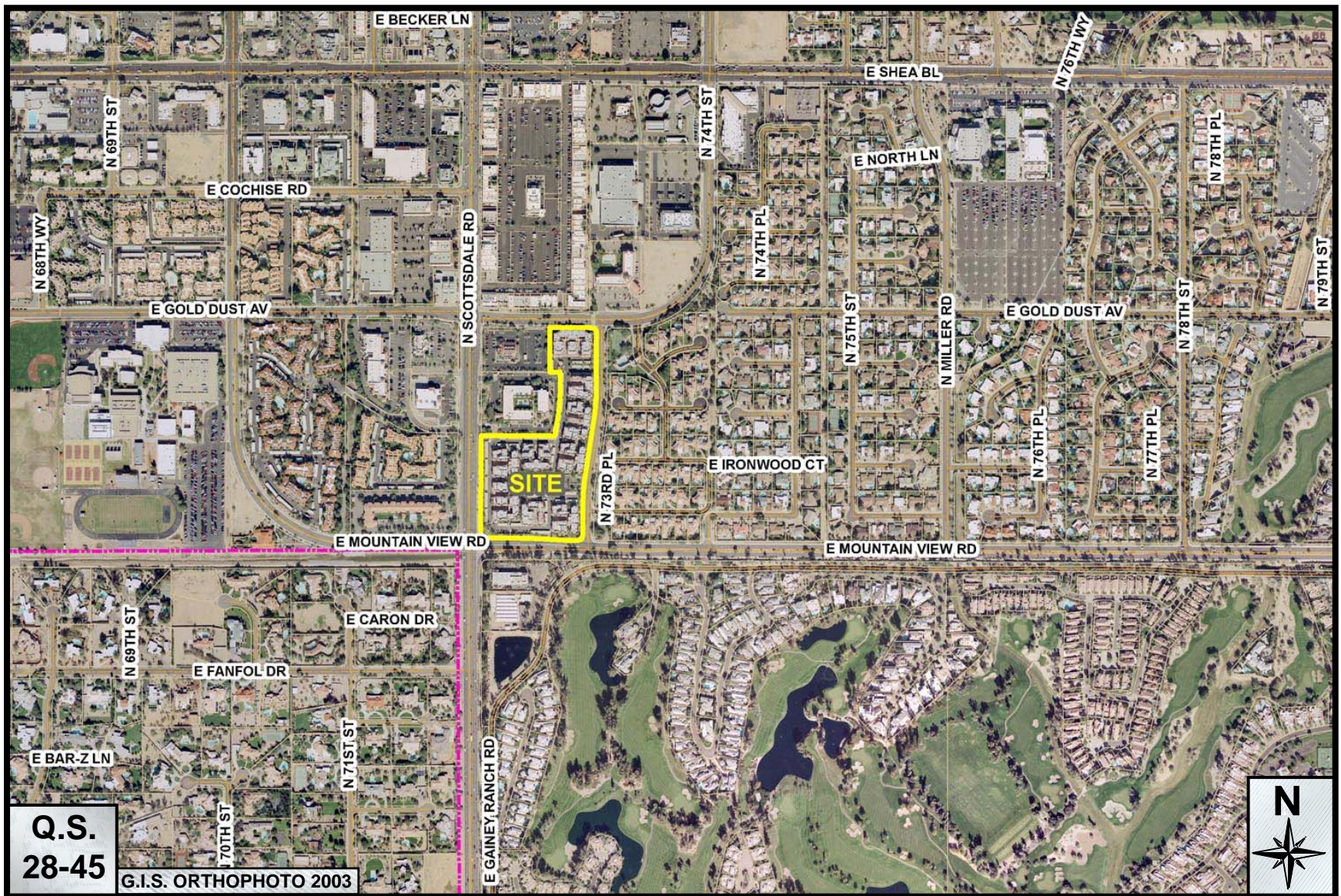
Description of Request:

MONTIERRA IS A 256 UNIT GARDEN-STYLE APARTMENT COMMUNITY BUILT IN 1998. AFTER CAREFUL REVIEW OF THE CURRENT EXTERIOR PAINT AND STUCCO CONDITION, OUR CAPITAL CONSULTANTS HAVE RECOMMENDED A FULL EXTERIOR PAINT JOB, ALONG WITH LIMITED STUCCO REPAIRS AND WOOD REPLACEMENT, AS THE CORRECT COURSE OF ACTION IN ORDER TO MAINTAIN OUR PRODUCT APPEAL AND ASSET PRESERVATION. WE'VE SELECTED A COLOR SCHEME THAT IS BOTH CONSISTANT WITH A NUMBER OF PROPERTIES IN THE IMMEDIATE AREA AND COMPLEMENTARY TO A DESERT PALLET. APPROVAL REQUESTED FOR THIS CAPITAL PROJECT.

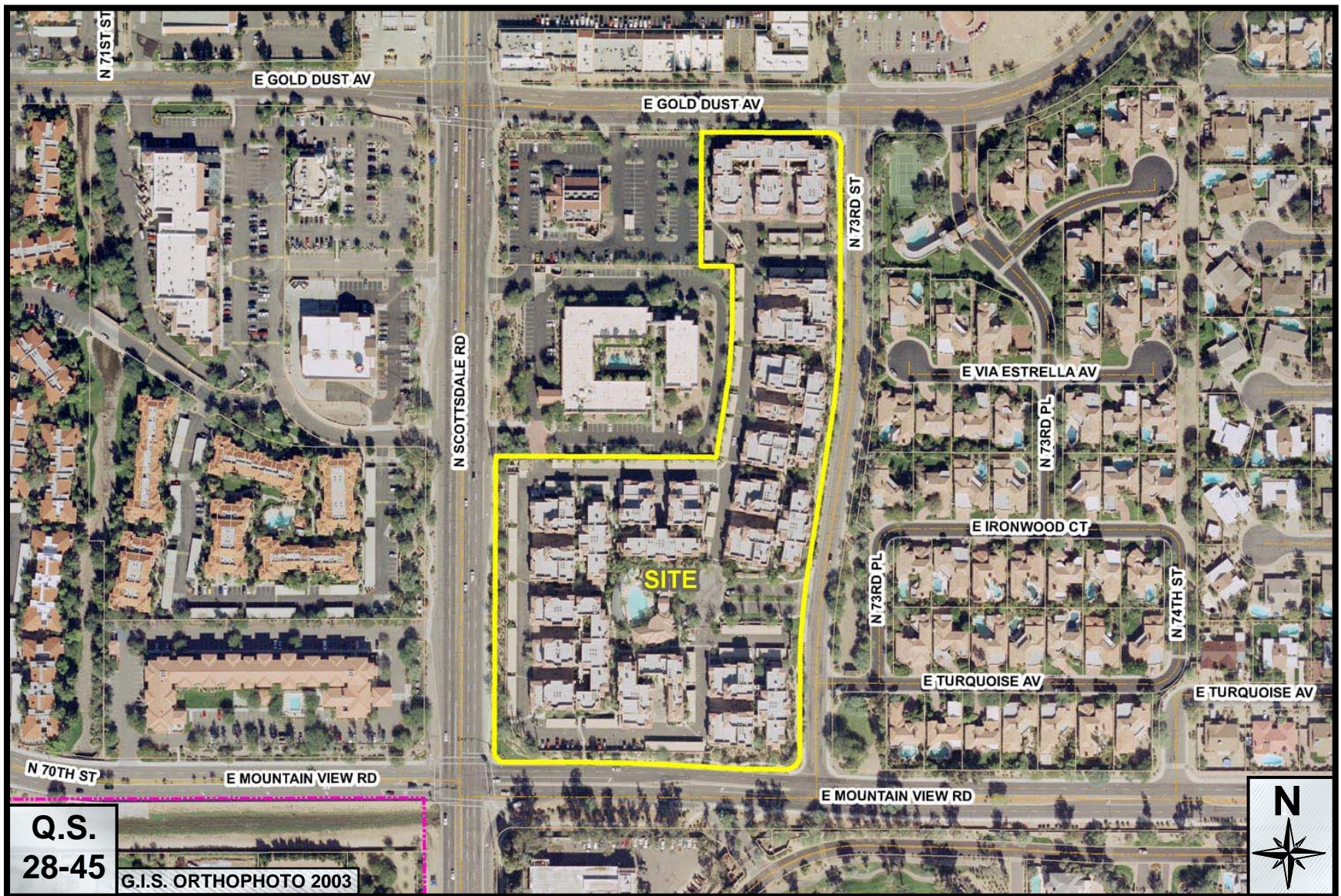
ATTACHMENT #1

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



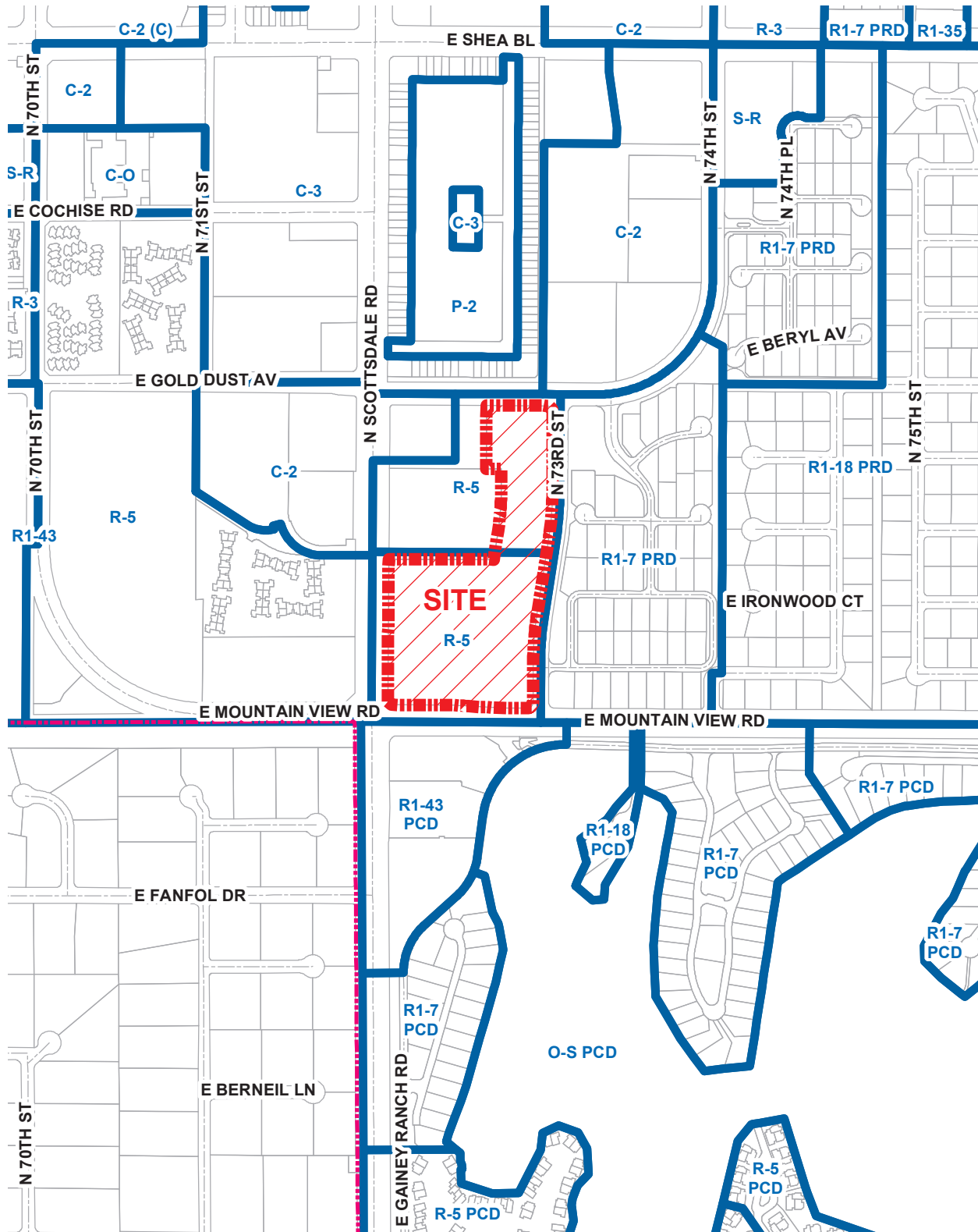
Montierra Apartments



Montierra Apartments

50-DR-2005

ATTACHMENT #2A



50-DR-2005

ATTACHMENT #3



AMCOR PROPERTY PROFESSIONALS, INC.

**16441 N. 91ST ST., SUITE 104
SCOTTSDALE, AZ 85260**

(480) 948-5860 Ext. 17
FAX (480) 483-6244

MEMO

TO: CITY OF SCOTTSDALE
DEVELOPMENT REVIEW BOARD MEMBERS

RE: PUBLIC HEARING-EXTERIOR COLOR CHANGES

SITE LOCATION: 9850 N. 73RD STREET

CASE NAME: MONTIERRA APARTMENTS

CASE NUMBER: 50-DR-2005

DATE: JUNE 10, 2005

WE DO NOT APPROVE OF THE NEW COLORS THAT WERE USED ON THE APARTMENT COMPLEX STATED ABOVE.

WHEN THE COMPLEX WAS INITIALLY BUILT, WE WERE TOLD THAT THE COLORS WOULD BE CONSISTENT WITH THE NEIGHBORHOOD. THIS IS NOT THE CASE WITH THESE COLORS.

WE STRONGLY URGE THE REVIEW BOARD TO DISAPPROVE THE COLOR CHANGE.

BOARD OF DIRECTORS'

MONTEREY @ MOUNTAIN VIEW I H.O.A.
GOLD DUST RD. & 73RD STREET

June 10, 2005

FROM: MONTEREY @MOUNTAIN VIEW II HOMEOWNERS ASSOCIATION
SCOTTSDALE, ARIZONA, 85258

TO: DEVELOPMENT REVIEW BOARD MEMBERS
CITY OF SCOTTSDALE
480-312-7088

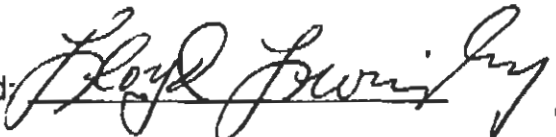
CC: MR. LARRY ASH
MONTEREY @ MOUNTAIN VIEW I HOMEOWNERS ASSOCIATION
480-609-0510

Reference: CASE # 50-DR-2005
MONTERA APARTMENTS
9850 N. 73RD. STREET, SCOTTSDALE, AZ., 85258

To Whom It May Concern:

We do not approve of the two, new dark brown wall colors and maroon shutters at the Monterra Apartments.

When initially built, we were told that the exterior colors of the apartment complex would always be consistent with the residential neighborhood.

Signed: 

Lloyd Levinsky
President, MMV II Homeowner's Association
Scottsdale, AZ., 85258
Phone: 602-957-8585
Fax: 602-957-9097

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BOARD OF DIRECTORS'

MONTEREY @ MOUNTAIN VIEW I H.O.A.
GOLD DUST RD. & 73RD STREET

FROM : Dick Burdman A

FAX NO. : 4803609243

Jun. 13 2005 10:49AM P1

To: City of Scottsdale-Current Planning
Jeff Ruenger, Staff Contact
Fax: 480-312-7088

From: Larry Ash, President Monterey Home Owners Association
Fax: 480-609-0510

Case Name: Montierra Apartments
Case Number: 50-DR-2005

We do not approve of the two dark brown wall colors and maroon shutters at the Montierra Apartments. This painting was completed recently without City of Scottsdale approval.

When initially built we were told that the exterior color would always be consistent with the residential neighborhood.

Larry Ash
President, Monterey View 1 Home
Owners Association
Scottsdale, Az. 85258
Fax: 480-609-0510

David & Solange Rose
7311 E. Via Estrella Ave.
Scottsdale AZ 85258

City of Scottsdale
c/o Jeff Ruenger
7447 E. Indian School Rd. Ste 105
Scottsdale AZ 85251

Scottsdale, June 13, 2005

Re: Monterrey Apartments
Case Number: 50-DR-2005

While it was disappointing in 1997 to learn that a 200 + apartment complex would be built between Scottsdale Road and 73rd Street, we always felt fortunate that those apartment buildings just across from our home were esthetically pleasant to look at. It was particularly important for us because our property is along 73rd Street and all our living area is oriented that way. The size of our garden and the position of our pool did not allow us the planting of large trees that could form a screen.

The developer, Withycombe, took great care at building a complex that would blend harmoniously in the existing environment. Several times, Don Couvillon, a vice-president at Withycombe came to our house and during those visits landscape and color themes were discussed.

The appreciation of colors is a very subjective matter, and we understand that changes can be welcome and stimulating and that darker shades can be attractive. However the radical change from light, neutral colors to quite dark colors has a strong effect, particularly if the combination of colors is as unusual as the one chosen at this time by Equity: dark taupe, chocolate, and an indescribable green that throughout the day changes its shades from olive green to shimmering gold, to a dark greenish khaki. Some might like those colors combined but many people would find the result quite unbecoming and in some opinions depreciating those apartments. Each one of these colors might be attractive and have their place in some Scottsdale locations with desert landscape and boulders. The darker newly painted Montierra buildings where they stand are not, in our opinion, a favorable statement, and the vegetation is not as beautiful with that kind of background. The large dark mass has a big impact on our garden with its light colored walls and its lush vegetation that came very much alive before with the light colored buildings directly across. During the winter months when the trees are bare it will be still more overpowering.

ATTACHMENT #5

Moreover, did anyone at Equity take into consideration the amount of heat the dark walls will retain during the long and hot summer months? When one looks in the afternoon at the dark patios oriented east and being then very dark, one can imagine how hot they must be.

We are enclosing a few pictures that were taken when the painting work was almost completed, but with one building still left with the original colors.

Not being able to attend the Public Hearing, we are writing this letter to express our surprise and disappointment with the choice of this particular combination of exterior colors at the Montierra Apartments and we hope the Review board will take it into consideration when they examine the case and make their decision.

We thank you.

Sincerely,

The image shows two handwritten signatures in cursive. The first signature on the left is 'David Rose' and the second signature on the right is 'Solange Rose'. The signatures are written in dark ink and are positioned above the printed names.

David and Solange Rose

